

GP2020

DRAFT GOALS AND POLICIES

- Steering Committee Draft – Endorsed by the Board of Supervisors January 10, 2001
- Interest Group Draft – Approved July 9, 2002

- Overview
- Draft Goals and Policies

OVERVIEW

Attached is a table that contains draft goal and policy statements prepared by GP2020 Advisory Groups:

Steering Committee
Interest Group Committee

The Board of Supervisors endorsed the draft goal/policy statements prepared by the Steering Committee on January 10, 2001 for use as a guide during the mapping process. Those draft goal/policy statements were subsequently reviewed and amended by the Interest Group Committee, which completed its review in July 2002.

Policy Direction

Policies with a ★ reflect major differences. At this time, DPLU staff will seek policy direction only for statements where the Steering Committee and Interest Group expressed clear differences, and where policy direction may be desirable prior to proceeding with the GP2020 project.

GP2020 Policy Documents

All goal and policy statements prepared by the GP2020 Advisory Groups will be reviewed and amended, as appropriate, for inclusion in the Draft General Plan 2020 Regional Elements. The Draft Regional Elements will be subject to public review and to review by the Planning Commission and Board of Supervisors.

Goal and policy statements will be contained in one or more of the following elements:


1. Land Use Element
2. Circulation Element
3. Conservation and Open Space Element
4. Public Facilities Element
5. Housing Element
6. Noise Element
7. Safety Element

In addition to goal and policy statements, the GP2020 documents will contain technical and legal information related to each policy statement.

GENERAL PLAN 2020 Draft Goals and Policies

	Steering Committee <i>Board of Supervisors</i> <i>Endorsed 1/10/01</i>	Interest Group Committee <i>Proposed Revisions</i>
Land Use Goal I	A built environment that is compatible with and sensitive to its natural setting.	Plan for a built environment that meets growth needs and is compatible with and sensitive to its natural setting.
Policies A	Provide standards to maintain ridge lines.	Maintain significant viewsheds and ridge lines.
B	Require development which is in harmony with existing topography and minimizes cut and fill.	Development should be in harmony with existing topography.
C	Provide standards to maintain viewsheds.	<i>Delete (Replaced by Policy A)</i>
D	Protect the integrity of bodies of water.	Retain the functions and values of bodies of water, including periodic natural wetlands.
E	Utilize design and development techniques which preserve the character of the community and protect environmental resources.	Utilize design and development techniques which respect the character of the community and protect environmental resources.
F	Environmental characteristics and constraints shall determine density patterns.	Development patterns should respect environmental characteristics.
G	Public facilities and utilities shall be based on the County's Land Use Element.	Move to Public Facilities – New Policy (A-10)
H	Development shall be directed towards existing communities.	Development should be directed towards areas of existing and planned urbanization.
I ★	Clustering may be used provided it does not allow increases in planned densities.	Clustering should be encouraged.

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J	Urban growth be directed to areas within or adjacent to existing urban areas, and the rural setting and lifestyle of the remaining areas of the County be retained.	Urban growth should be directed to areas within or adjacent to existing urban areas and the rural setting and lifestyle of the remaining areas of the County should be retained.
K	Site higher density and intensity uses in areas with adequate public transportation.	Site higher density and intensity uses in areas with adequate, existing, or planned transportation and infrastructure.
Land Use Goal II	Communities and country towns of unique local character.	<i>Staff review</i>
Policies A	Maintain and enhance the unique character of each individual unincorporated community.	Enhance the unique character of each individual unincorporated community.
B	Development shall occur only in areas where the provision of necessary public facilities and services is feasible and appropriate.	Development should occur only in areas where necessary facilities and services can be provided.
C	Densities and equivalent lot sizes for new development shall be compatible with existing development patterns in the area.	Design standards for new development and redevelopment should be compatible with community character.
D 	Development that is adjacent to incorporated cities shall retain the character of the unincorporated community and shall use open-space buffers, or other techniques, where adjacent uses or densities are incompatible.	Development in unincorporated communities that is adjacent to incorporated cities should consider the development and open space pattern in both the city and unincorporated community and the existing and planned infrastructure and services.

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E	Greenbelts shall be established and maintained between communities.	Greenbelts should be established and maintained.
Land Use Goal III	Maintenance of an environment conducive to agriculture.	<i>Staff review</i>
Policies A	Provide mechanisms for the acquisition or dedication of voluntary perpetual agriculture conservation easements.	Provide mechanisms for the acquisition or dedication of voluntary perpetual agriculture conservation easements.
B	Limit non-agricultural uses in areas designated for agriculture.	<i>Delete</i>
C	Allow for agri-tourism.	Allow for agri-tourism.
D	Preserve land for agricultural use.	Preserve and maintain agriculture.
E	Discourage uses which are not consistent with long term agricultural productivity.	<i>Delete</i>
Land Use Goal IV	Appropriately sited industrial uses that enhance the community and provide employment opportunities.	<i>Staff review</i>
Policies A	Establish criteria for site plan review to ensure that industrial developments are compatible with adjacent land uses and community character.	Establish criteria to ensure that industrial developments are compatible with adjacent land uses and respects community character.
B	Locational and development standards shall be established for different levels of industrial uses.	Establish locational and development standards for industrial uses.

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C	Encourage industrial uses that are non-polluting and environmentally sensitive.	Encourage industrial uses that are environmentally sensitive.
D	Industrial areas shall be accessible and convenient employment centers.	Industrial areas shall be accessible and convenient employment centers.
E	Location of new industrial centers shall be based on projected population, demonstrated need, supporting infrastructure, and compatibility with residential.	Location of new industrial centers should be based on projected population, demonstrated need, supporting infrastructure and compatibility with surrounding uses.
F	Encourage industrial uses that create quality employment opportunities.	Encourage industrial uses that create quality employment opportunities.
G	Discourage industrial uses that are polluting and environmentally insensitive.	Promote housing and employment centers in proximity to one another.
Land Use Goal V	Commercial development to enhance, serve, and contribute to the community and its character.	<i>Staff review</i>
Policies A	Commercial development shall be internally and externally convenient and accessible for different modes of transportation.	Commercial development shall be internally and externally convenient and accessible by various modes of transportation.
B	Require pedestrian orientation to and within neighborhood shopping areas.	Establish guidelines which promote pedestrian orientation to and within neighborhood shopping areas.

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C	Varying levels of commercial development shall be established based on the market area that they are intended to serve.	Varying intensities of commercial development should be established based on the market area that they are intended to serve.
D	Establish Floor Area Ratios for different levels of commercial development.	Establish Floor Area Ratios for different intensities of commercial development.
E	Development and location of new commercial centers shall be based on population and demonstrated need, and shall not inhibit the viability of existing commercial areas.	Development and location of commercial centers should be based on projected population, supporting infrastructure and compatibility with surrounding uses.
F	Require commercial development to have aesthetically pleasing and functionally adequate operations with appropriate off-street parking, internal circulation, setbacks, and landscaping through the application of site plan review.	Commercial development should be aesthetically pleasing and functionally adequate with appropriate off-street parking, internal circulation, setbacks and landscaping.
G	The scale and bulk of commercial development shall visually and functionally enhance surrounding areas.	The scale and bulk of community development should respect community character.
H	Encourage the redevelopment of existing commercial areas where desirable.	Promote the redevelopment of existing commercial areas where appropriate.
I	Limit speculative rezones of commercial areas.	<i>Delete</i>
J	Encourage the development of commercial centers in compact configurations and discourage strip commercial development.	Preferentially site the development of commercial centers that reinforce and compliment the village core and core support areas.

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K	The size and location of commercial centers shall be based on the road network.	The size and location of commercial centers should be based on existing and planned infrastructure.
Circulation Goal I	Safe, convenient, efficient, and accessible multi-modal circulation systems.	A multi-modal circulation system that provides for the safe, accessible convenient and efficient movement of people and goods.
Policies A	Establish road standards for different community types: urban, suburban and rural.	Establish transportation network standards that are appropriate for different community types: urban, suburban and rural.
B	Ensure and maintain a road network for safe, efficient movement of people and goods.	Plan for, maintain, and establish design guidelines for roads.
C	Establish design guidelines for safe multi-use roadways.	Plan for, maintain, and establish design guidelines for public transportation.
D	Establish a County trails system.	Plan for, maintain, and establish design guidelines for a County trails system.
E	Establish additional nodes and opportunities for public transportation where higher densities exist or is planned for in the land use element.	Plan for, maintain, and establish design guidelines for multi-use.
New Policy		Ensure timely provision of adequate local circulation system capacity in response to planned growth.

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New Policy		Establish land use and transportation network patterns that will help reduce single-occupant automobile trips, encourage the use of public transit and alternative modes of travel, and encourage pedestrian-oriented development.
New Policy		Coordinate the location and design of the circulation system to serve existing and new employment centers and residential communities.
New Policy		Locate and design the circulation system to minimize impacts on residential neighborhoods, environmentally sensitive areas and scenic areas.
New Policy		Site and design schools to allow and encourage students to walk and bicycle to school safely.
New Policy		Establish multi-modal public transit centers in existing and planned higher density areas.
New Policy		Support and encourage the use of public transit and car/van pools to reduce roadway congestion, conserve energy and reduce pollution.
New Policy		Provide safe and attractive accommodation for all users of the roadway, including transit riders, bicyclists, and pedestrians.

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New Policy		Establish transit-oriented development guidelines and incentives.
New Policy		Establish a Country trails system.
Housing Goal I	Housing development that is consistent with community character and meets housing needs for a wide range of ages, income groups, abilities and diverse lifestyles.	Housing development that respects community character and meets housing needs for a wide range of ages, income groups, abilities and diverse lifestyles with a broad range of housing types.
Policies A	New housing development at urban densities shall be located within or adjacent to existing urban areas.	New housing development at urban densities should be located within or adjacent to existing urban areas.
B	New housing developments shall be compatible and consistent with community character.	New housing developments, including multi-family housing, should respect community character.
C	Encourage diverse and affordable housing options.	Encourage diverse and affordable housing options.
D	Encourage affordable housing options for agricultural workers.	Encourage affordable housing options for agricultural workers.
E		Encourage mixed-use/multiple use development that respects community character.

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Conservation Goal I	Watersheds, groundwater resources, dark skies, cultural and historical resources, greenbelts, agriculture, natural floodplains, wetlands, environmentally sensitive lands and natural resources, air quality, water quality, and wildlife corridors are protected and integrated into the overall development of the County.	Integrate the protection of watersheds, groundwater resources, dark skies, cultural and historical resources, agriculture, natural floodplains, wetlands, environmentally sensitive lands and natural resources, air quality, water quality, and wildlife ecosystems into the overall development of the County.
Policies A	Preserve watersheds and groundwater recharge areas by avoiding the placement of potential pollution sources in areas with high percolation.	Protect watersheds and groundwater recharge areas from pollution.
New Policy		Avoid the placement of potential pollution sources in important groundwater recharge areas.
B	Ensure adequate groundwater resources prior to discretionary approval.	In projects utilizing groundwater resources, ensure the sustainable capacity of groundwater resources to serve proposed use without promoting degradation or hazard.
C	Dark skies shall be protected in accordance with established County Ordinances.	Ensure an environment free of excessive lighting to conserve energy and to preserve the quality of astronomical observation, to minimize adverse effects upon wildlife, respect the character of the rural environment and to preserve cultural heritage.
D	Preserve cultural and historic resources of the County.	Preserve significant cultural and archaeological resources and preserve and enhance, where feasible, historic resources of San Diego County.

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E	Acquire, establish and preserve a system of greenbelts and open space.	Acquire, establish, and preserve a system of greenbelts, open space, and connecting corridors consistent with habitat conservation planning.
F	Promote and preserve agriculture.	Encourage the continuance of agriculture in the County through the conservation of agricultural resources.
New Policy		Protect prime agricultural soils.
G	Development in floodplains shall be limited in order to protect environmentally sensitive land.	Development in floodplains shall be limited in order to protect environmentally sensitive lands and protect native fish and wildlife habitats, preserve riparian and wetland habitat, and native vegetation.
H	Protect areas with regionally and locally sensitive wildlife habitats.	Ecosystem processes and functions and the full range of native biodiversity should be conserved and restored.
I	Encourage the appropriate conservation of mineral resources.	Encourage the appropriate conservation of mineral resources.
J	Support programs which maintain or improve air quality.	Support programs which maintain or improve air quality.
K	Encourage the use of native plant species and drought tolerant vegetation for landscaping.	Promote the use of native plant species and drought tolerant vegetation for landscaping.

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L	Support the enhancement (restoration, invasive species removal, etc.) of natural drainage systems and natural hydrologic regimes of watercourses.	Support the enhancement (restoration, invasive species removal, etc.) of natural drainage systems and natural hydrologic regimes of watercourses.
New Policy		Recognize that invasive species pose a serious threat to native habitat conservation and promote their control and removal.
M	Coordinate with affected public agencies on the planning and establishment of wildlife connections and corridors.	<i>Delete</i>
New Policy		Consider energy conservation and efficiency and renewable energy sources with a goal towards reducing regional reliance on non-renewable energy sources.
New Policy		Encourage the appropriate protection of groundwater recharge areas.
Open Space Goal I	Open space preserved for conservation of natural resources, recreational and educational activities.	An environment with open space for conservation, recreation and education.
Policies A	Encourage preservation and conservation of open space and intact landscape units.	Scenic landscapes should be preserved.
B	Ensure the linkage of open space and environmental corridors.	<i>Delete</i>

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C	Provide recreational facilities and opportunities for all County residents.	Provide recreational facilities and opportunities for all County residents.
D	Allow riding and hiking trails within open space preserves where appropriate and consistent with habitat protection.	Allow riding and hiking trails within open space preserves where appropriate and consistent with habitat protection.
New Policy		Linkages of open space for recreational uses and community separation purposes should be preserved.
New Policy		Protection of natural open space shall be coordinated with development and as appropriate, phased.
Safety Goal I	Public safety and the protection of public and private property.	Public safety and the protection of public and private property.
Policies A	Development shall be limited in areas of known geologic hazards.	Development should be limited in areas of known geologic hazards.
B	Development in areas with high fire hazards shall be limited.	New development should be designed so as to reduce the threat of fire damage or loss of habitable structures and to allow efficient use of fire fighting resources.
C	High fire hazard areas shall have adequate access for emergency vehicles.	<i>Delete</i>

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D	Regulate new development to reduce the risks of damage and injury from flooding.	Development in floodplains shall be limited to protect lives and property.
E	Control the stormwater volume, velocity, and timing of water entering floodways and floodplains so that there is no increase in runoff velocities and downstream flooding and erosion is minimized.	New development should maximize stormwater infiltration, provide stormwater retention, and slow stormwater runoff entering floodways and floodplains, so that significant downstream erosion or flooding caused by such development is prevented, consistent with the stormwater permit.
F	Redevelopment in the event of a disaster shall be required to meet current development and safety standards except when waivers are required for compliance with local historic and/or design review requirements.	<i>Delete</i>
G	Limit development within airport accident potential zones to uses and densities compatible with these zones.	Limit development within airport flight activity zones to uses and configurations compatible with these zones. – <i>subject to change</i>
Noise Goal I	An environment free of excessive, unsafe and/or objectionable noise that is compatible with community character.	An environment free of excessive and/or unsafe noise.
Policies A	Establish variable noise standards within different community types: urban, suburban, and rural.	Establish variable noise standards within different community types: urban, suburban, and rural.
B	Establish variable noise standards by use type: i.e., residential, commercial, agricultural, industrial.	Establish variable noise standards by use type: i.e., residential, commercial, agricultural, industrial.

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C	Establish compatibility standards for use types by noise level.	Establish compatibility standards for use types by noise level.
Public Facilities Goal I	Efficient, economical, coordinated, and timely provision of facilities and services for water, sewer, roads, drainage and storm-water runoff, schools, parks, libraries, police, fire protection, and emergency medical.	Adequate efficient, economical, coordinated, and timely provision of facilities and services to meet current and future needs.
Policies A	Development shall be phased with public facilities improvements including roads, water and sewer.	Public facilities including but not limited to roads, water, sewer, drainage, and transportation shall be coordinated with development and as appropriate, phased.
A-1	Development shall be phased with road improvements.	
A-2	Development shall be phased with water availability and improvements to water facilities and services.	
A-3	Development shall be phased with improvements to sewer facilities and services.	
A-4	Development shall be phased with improvements to stormwater runoff and drainage facilities.	
A-5	New development shall be required to provide school facilities to meet the need generated by the development (to the extent allowable by state law).	New development shall be required to provide school facilities to meet the need generated by the development (consistent with state law).

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A-6	Provide and maintain a public park system and recreational facilities to meet the needs of County residents.	Provide and maintain a public park system and recreational facilities to meet the needs of County residents.
A-7	Siting and development of library facilities shall be coordinated to most efficiently serve County residents.	Siting and development of library facilities shall be coordinated to most efficiently serve County residents.
A-8	Ensure that an adequate level of law enforcement protection is provided when new development is reviewed.	Provide for and maintain an adequate level of law enforcement protection and emergency services to serve existing and new development.
A-9	Maintain an adequate level of fire protection personnel, facilities and equipment consistent with the needs of County residents.	Provide for and maintain an adequate level of fire protection to serve existing and new development.
New Policy (formerly LU I/G)	Public facilities and utilities shall be based on the County's Land Use Element.	Long range plans for public facilities and utilities should be consistent with the County's Land Use Element.